


<p style="text-align: center;"><b>Essex County, New Jersey</b>  <b>Brownfields Assessment Demonstration Pilot</b></p> <p>U. S. EPA, Region 2          290 Broadway          New York, New York</p> <p style="text-align: right;">November 2001          June 2001</p>	
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## Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

## I. Overview

In May 2000, the U.S. Environmental Protection Agency (EPA) selected Essex County, New Jersey, as a Brownfields Assessment Demonstration Pilot. Essex County has a population of over 750,000, and is the second most densely populated county in the most densely populated state in the United States. Historically, the County developed as an industrial hub because of its advantageous location on Newark Bay and the Passaic River. Over the past several decades, social and commercial trends have led employers to migrate from the area, leaving behind underutilized and abandoned properties.

The Pilot will target five communities - Belleville, Bloomfield, East Orange, Irvington, and Orange. Essex County, and particularly the five targeted communities, face the dual problem of a decaying economic base and a shortage of available greenspace. Currently 150 contaminated sites have been identified in the County. Of these, one-third are located within the targeted area and are located within or adjacent to residential neighborhoods.

Essex County plans to use the Pilot funds to design and implement a model brownfields cleanup and redevelopment process, including identification, assessment, and remedial planning for brownfields sites in the target area. The County's partnership with the targeted communities will enable the County to redevelop brownfields sites and economically revitalize the communities of Belleville, Bloomfield, East Orange, Irvington, and Orange.

## II. Brownfields Pilot Progress

### Implementation Strategy

The Essex County brownfields pilot is carried out under the direction of the County and in partnership with each municipality.

A Brownfields Task Force has been formed at the County level to specifically address the problems associated with underutilized sites in the County. The Task Force includes members appointed by the County Executive from a variety of stakeholders, including representatives from Essex County Office of Policy Planning, Division of Engineering, Department of

Employment Training and Economic Growth including the Division of Community Development and the Parks Department. The Task Force meets quarterly and is responsible for promoting brownfields redevelopment in Essex County.

Activities planned as part of this Pilot include:

- Complete a site inventory with the use of existing planning information
- Select and assess sites in the Pilot area
- Create a forum for expanded and interactive community involvement in the Pilot area

### **Community Involvement**

To ensure future long-term involvement of each target municipality, the County intends to involve the planning boards of each target municipality and have a representative of the County's Division of Planning as part of the team that will administer and plan the Pilot. In order to provide for and encourage citizen participation, the County will hold regularly scheduled meetings in each target municipality which will be advertised in local media.

On April 26, 2001, a workshop was conducted by the Northeast Hazardous Substance Research Center of NJIT to bring together stakeholders in the Essex County process. The workshop had three primary objectives: to provide education on Brownfields programs, to discuss ways to deal with the barriers to Brownfields redevelopment, and to obtain stakeholders advice and direction for the Essex County Pilot, specifically answering questions concerning the level of involvement by the County in each of the targeted municipalities.

Additionally, the County is working in collaboration with New Jersey Institute of Technology (NJIT) on their Technical Outreach Services for Communities (TOSC), and Technical Assistance for Brownfields (TAB) programs. TOSC provides education and technical assistance to communities whose neighborhoods are impacted by hazardous substances. The TAB program, similar to TOSC, offers both education and the application of science and technology to high priority revitalization initiatives especially in urban centers.

Representatives from Essex County, the Essex County brownfields coordinator, and representatives from NJIT have determined that the TOSC/TAB program could complement the Essex County Demonstration Pilot Program by providing leadership training to community representatives of the five municipalities that are part of the pilot project. Areas of potential interest include: contaminants of concern, risk assessment principals, approaches and uncertainties, regulatory overview, site assessment and clean up process, role and responsibilities, cleanup options including treatment technology, land use principles and the relationship between land use and environmental cleanup.

In May and June 2001, the TOSC workshop was hosted by the NJIT for the County's pilot. The workshop consisted of four leadership-training sessions run by NJIT, in which all five municipalities participated. The workshop brought together community representatives from the target municipalities to provide leadership training on Brownfields Topics at the workshop included an overview of Brownfield issues, understanding the technical side of remediation, understanding land reuse and development, and the key role communities must play in this Brownfields initiative. The TAB workshop is scheduled for the beginning of 2002.

Additionally, the Brownfields Pilot has worked with the Essex County Open Space Trust Fund Advisory Board to get information that will be forthcoming from the Brownfields Pilot included in the Essex County Open Space Master Plan.

### **III. Brownfield Site Activities**

#### **Site Inventory**

To generate a site inventory, the County is conducting a thorough review of all potential brownfields sites including information on ownership and suspected contaminants. Questionnaires have been sent to the municipalities in Essex County requesting information on any identified Brownfields sites and programs that the municipalities may already have in place. Information has been received as to the progress of any Brownfields programs in their respective communities, and the municipality's specific needs. Based on the inventory results, up to three sites with a high potential for development will be selected for assessment and characterization.

The County has hired a contractor to perform a comprehensive brownfields inventory, including an inventory, analysis, and mapping of the brownfields. Additionally, the contractor will perform a site evaluation and prioritization of the brownfields inventory, with the intent of site restoring and marketing.

The inventory of potential brownfield redevelopment sites within the five targeted municipalities is currently being developed.

#### **Site Selection**

Site selection will be based on prioritized criteria including risk to human health and the environment, potential for redevelopment, eligibility for supplemental funding site, ownership, and access issues.

The contractor hired to perform the site inventory will also assist with the site selection.

#### **Site Assessment and Reuse Planning**

Site selection of up to three sites will be completed based on prioritized criteria.

### **IV. Measures of Success**

#### **Properties Estimated in Brownfields Pilot Areas: 150**

For the entire Pilot area, the number of properties/parcels which have been identified by the pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

#### **Properties Reported to be Contained in Pilot Inventories: 150**

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further action sites, etc.

#### **Properties Reported to be Targeted by Pilot: 3**

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

## V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

### A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$\_\_\_\_\_

### B. Non-Site Specific Funding Leveraged for Remedial Plan

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$\_\_\_\_\_

### C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$\_\_\_\_\_

## VI. Current Activities

The County is currently working with the municipalities in Essex County to determine the progress of Brownfields programs in their respective communities, and to ascertain each municipalities specific needs. The County has hired a contractor to perform a comprehensive brownfields inventory, including an inventory, analysis, and mapping of the brownfields. The County intends to identify and select up to three sites for assessment activities.

## VII. Contact Information

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For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>